

# FOR SALE

GUIDE PRICE £750,000

# elwell taylor



8 BADDOW ROAD  
CHELMSFORD  
CM2 0DG

FOR SALE/TO LET

- RESTAURANT/BAR PROPERTY
- CITY CENTRE LOCATION
- DEVELOPMENT OPPORTUNITY
- INTERNAL VIEWING RECOMMENDED

## LOCATION

The property is located prominently on Baddow Road, close to the Moulsham Street/High Street junction, very close to Chelmsford City Centre. It is located amongst plentiful other retail/food and beverage operators including Amalfi Bistro, Moto Pizza, Zagger, and the Seven Elephants.

## DESCRIPTION

The property comprises an attractive, character 3 storey commercial unit on Baddow Road, which has most recently been used as a restaurant. At ground floor level there is a fully glazed frontage, leading into a large open plan section which was used for seating and a bar area. To the rear is the kitchen, ancillary working space, and a DDA compliant WC. There is also an internal staircase leading to the upper floors, which is also accessible via the side entrance off the adjoining courtyard space. At first floor level there are male/female WC's, as well as ancillary storage accommodation, and on the second floor is further ancillary break out/storage space. The courtyard space can be used for external seating, or as a separate means of access to the upper floors, should you wish to make these self-contained. There is excellent potential for either an occupier for the whole, or for development. Further information about the development potential is available upon request.



## ACCOMMODATION

Ground Floor: 2,786 sq ft (258.83 sq m)  
1st Floor: 576 sq ft (53.51 sq m)  
2nd Floor: 285 sq ft (26.48 sq m)  
Total: 3,647 sq ft (338.82 sq m)  
Plus Courtyard

## TERMS

The property is available as a freehold via the Strettons Auction dated 6th June 2024 with a guide price of £750,000.

## PRICE

Guide Price £750,000

## VAT

We understand the property is elected for VAT

## BUSINESS RATES

RV: £71,000 2022/23  
Rate in the £: 51.2p  
Rates Payable: £36,352 per annum

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

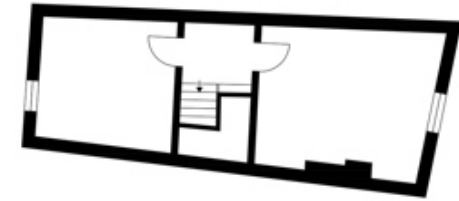
## EPC

EPC details available upon request

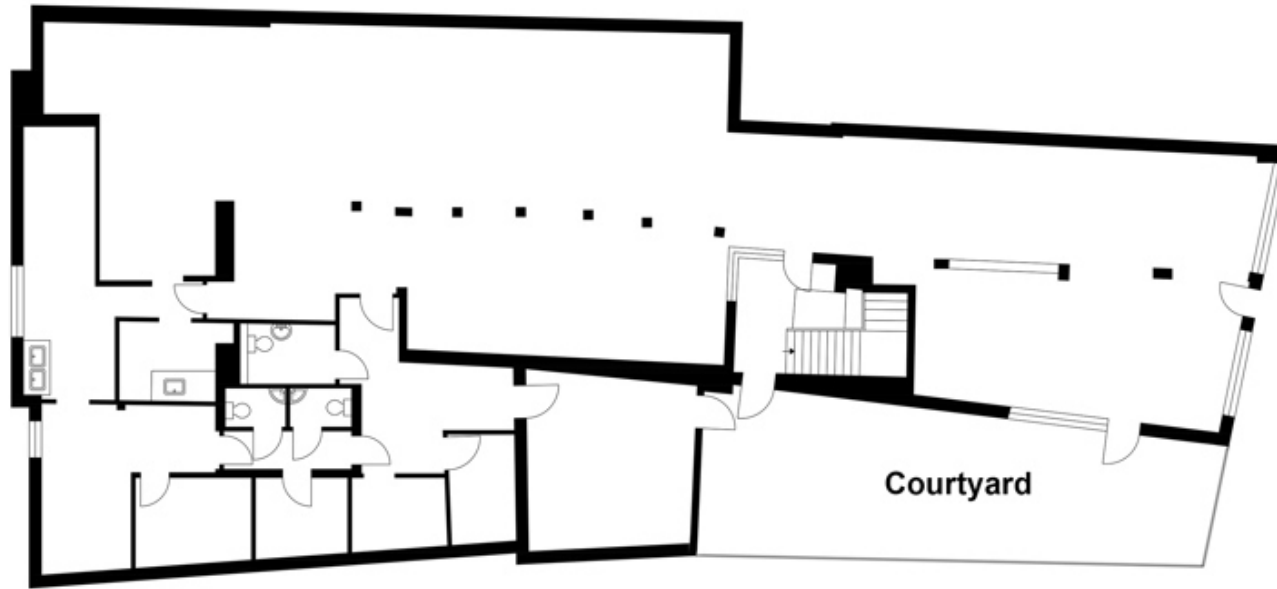
## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

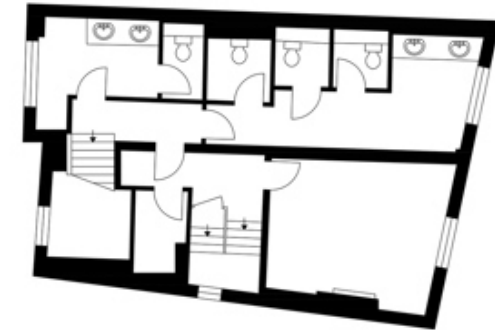




**Second Floor**



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.